



MEMORANDUM

TO: Parks and Recreation Board

FROM: Ricardo Soliz, Division Manager
Planning & Development

DATE: July 17, 2012

SUBJECT: Zilker Loft Parkland Improvement and Maintenance Agreement

The following information will serve as a briefing to the Parks Board regarding a new residential project located at 1900 Barton Springs Road known as the Zilker Loft Condominium project (developed by Third and Colorado Management, LLC). The project will construct 213 new residential units to the area.

In 2007, the Parks & Recreation Department worked closely with the developers of 1900 Barton Springs Road to develop a Parkland Improvement Agreement that was approved by the City Council in December 2007. The general content of the agreements states that the owners of the condo development will make improvements and maintain the adjacent parkland, that portion of Zilker Park, just east of Barton Creek and north of Barton Springs Road (See Attachment A), in return for certain agreements by the City.

Within the Parkland Improvement Agreement, the **City shall** grant the developer the following:

1. A Temporary Access, construction staging, and Right of Entry on parkland for the purpose of constructing the improvements to parkland for 246 days after the Temporary Access License is issued to the developer;
2. Agree to a no build zone within the area of the land referred to as the "No Build Area";
3. Allow the developer to share each of the drains and lines for drainage, rainwater harvesting, and irrigation purposes for the improvements on parkland;

Within the Parkland Improvement Agreement, the **Developer shall** provide the following:

1. Be responsible for the design, construction and/or installation and the associated costs of park amenities approved by the Parks Department on parkland valued at \$250,000;
2. Replace 155 caliper inches of trees on parkland;
3. Secure all permits, and seek approval from PARD on any pruning, or removals of any trees, on park property, and will submit a tree trimming plan to the Central Parks Division Manager of PARD no fewer than 7 days prior to the day of pruning will occur;

4. Be responsible for regular mowing, regular watering, annual pruning, and annual replacement of dead plants within the “Park Improvement Area” including all utility costs for a period of twenty-five (25) years.
5. Be responsible for any parkland dedication fee required pursuant to the City Code.

If you require further information, please contact Ricardo Soliz at (512) 974-9452.